

Key: 4698

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.452

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HAAS ANTOINETTE & DONATO ANTONINO TRS 95 SHAW FARM RD CANTON, MA 02021				40-1-4-0				60 OCEANSIDE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HAAS ANTOINETTE & DONATO AGATHA I				07/25/2022	F		1 (134227)				
				07/28/2015	U	275,000	(122191)				
MAHONEY KAREN E & CHERYL				10/16/2014	F	100	(121127)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-603	09/09/2022	7	OTHERS		05/22/2023	JD	100	100
	09/14/2015	3	ALTERATIONS	21,000	07/13/2016	SJ	100	100
		3	ALTERATIONS		06/26/2007	SJ	100	100
05-500	08/10/2005	3	ALTERATIONS	4,500	07/18/2006	SJ	100	100
92-217	03/24/1992	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,233	OS 1.00	100	1.00	100	1.00	704,000	5.60	100	1.00	WF7 1.60	564,560

TOTAL	6,229 SF	ZONING	FRNT	41	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	564,600	513,200		
Infl1	FACTOR 100		BUILDING	241,500	115,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	806,100	628,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/22/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/22/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1946	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,368	DETAIL ADJ	1.224	FOUNDATION	3	CONT WALL	1.00	A	BMU	N	BSMT UNFINISHED	624		55.28	34,493
\$NLA(RCN)	\$304	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	624	1946	243.32	151,833
				ROOF SHAPE	2	HIP	1.00	B	OPA	N	OPEN PORCH	168		51.50	8,652
				ROOF COVER	1	ASPH SHINGLES	1.00	C	PTA	N	PATIO	680		14.90	10,132
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	744	1946	267.57	199,069
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								

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(C) PTA

40

(E) OPA 24 7

(A) USF BAS BMU 26

24

(D) BAS 24 5

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	4	\$3,917
# UNITS	1	1.00

TOTAL RCN	416.335
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1965 / 57
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$241,500